

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/3 Glenice Avenue, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$880,000

Median sale price

Median price

\$866,500

Property Type

Unit

Suburb

Blackburn South

Period - From

01/04/2020

to

31/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/140 Middleborough Rd BLACKBURN SOUTH 3130	\$925,000	09/06/2021
2	1/7 Jellicoe St BOX HILL SOUTH 3128	\$917,000	27/03/2021
3	1a Bindy St BLACKBURN SOUTH 3130	\$915,000	13/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/06/2021 16:34



3 1 1

Property Type: Unit
Agent Comments

Comparable Properties



2/140 Middleborough Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 2 2

Price: \$925,000
Method: Sold Before Auction
Date: 09/06/2021
Property Type: Unit
Land Size: 292 sqm approx



1/7 Jellicoe St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

3 2 1

Price: \$917,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Unit
Land Size: 272 sqm approx



1a Bindy St BLACKBURN SOUTH 3130 (REI/VG) **Agent Comments**

2 1 2

Price: \$915,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Unit
Land Size: 307 sqm approx